# WARRANTY DEED

Karen Johnson Davidson County
Batch# 528125 DEEDWARR
12/09/2020 11:46:34 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20201209-0143655

File No. DH0007797

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Caroline M Drinnon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Caroline M Drinnon | LOANDEPOT.COM, LLC | |
| (NAME) | (NAME) | 061-10-0D-004.00-CO |
| 781 Matthews Avenue | P.O. Box 5710 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 372162118 | Chicago, IL 60680-5681 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Invent Communities, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline M Drinnon, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Curdwood Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Curdwood Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190805-0077608, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Curdwood Place, as set out on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190805-0077608, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Being a portion of the same property conveyed to Invent Communities, Inc., a Tennessee corporation by Quitclaim deed from D223, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170503-0043591 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on May 03, 2017.**

**Being also known as 781 Matthews Avenue Nashville, TN 37216-2118.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 781 Matthews Avenue, Nashville, TN 372162118

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of December, 2020.

Invent Communities, Inc.,
a Tennessee corporation

Leslie Garside

By: Leslie Garside
Its: Authorized Agent

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized agent of Invent Communities, Inc., a Tennessee Corporation, the within named bargainor, and that he/she as such authorized agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized agent.

Witness my hand this 7th day of December, 2020.

D Hardwick

Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

